



## 21 Park Road, Formby, Merseyside L37 6AA

Guide Price £250,000

BERKELEY SHAW are pleased to bring to the market this three bedroom semi detached family home situated within the popular residential area of Park Road. The property offers spacious accommodation with a stunning kitchen living space that opens through to the conservatory, a cosy lounge, three bedrooms and a modern family bathroom. There is a good sized rear garden that is mainly laid to lawn.



## Hallway

Double glazed door to front, double glazed window to side, laminated flooring, radiator. Stairs to first floor.

## Lounge

10'5" x 10'0" (3.18 x 3.05)

Double glazed window to the front, radiator

## kitchen Diner

17'1" x 12'9" (5.21 x 3.89)

Comprising of a range of base and wall units incorporating one and a half bowl sink and drainer, electric oven and gas hob. Space for washing machine and fridge freezer. Wall mounted boiler, double glazed window and door to the side elevation. Double glazed patio doors to the rear. Island bar, laminated floor and radiator.

## Conservatory

17'3" x 12'5" (5.26 x 3.81)

Double glazed windows to the side and rear, double glazed french doors to the rear, laminated flooring.

## First Floor

### Landing

Double glazed window to side, loft access via fitted ladder (loft is fully boarded and has lighting)

### Bedroom 1

10'5" x 11'3" (3.18 x 3.43)

Double glazed window to front, radiator.

### Bedroom 2

10'5" x 11'8" (3.18 x 3.56)

Double glazed window to rear, radiator.

### Bedroom 3

6'5" x 6'0" (1.98 x 1.85)

Double glazed window to front, radiator.

## Bathroom

6'0" x 6'7" (1.83 x 2.03)

Low level wc, hand wash basin, panelled bath with overhead shower. Double glazed window to side, tiled walls and a radiator.

## External

The rear garden is laid to lawn with mature shrub borders, concrete patio and a flagged path. Access to the front via side gate. The front garden is laid to lawn with a flagged driveway and path.

